

**MARTINSVILLE PLAN COMMISSION
MEETING MINUTES
January 25, 2005**

Chairman David Barger called the regular January Meeting of the Martinsville Plan Commission to order at 7:00 PM on Tuesday, January 25, 2005, in the Council Chambers of City Hall, Martinsville, IN.

ATTENDANCE: Those members present were:

David Barger, Chairman
Terry Collier
Ross Holloway
Mike Kirsh
Marilyn Siderewicz, Secretary
Joanne Stuttgen
David Trout, Vice Chairman
Richard Walters
Tom Williams
Rod Bray, Attorney

ELECTION OF OFFICERS FOR THE YEAR OF 2005:

Ross Holloway made a motion to have the officers from the previous year serve for the year of 2005. This motion was seconded by Terry Collier and passed unanimously.

OFFICERS FOR THE PLAN COMMISSION FOR 2005:

Chairman --- David Barger
Vice Chairman --- David Trout
Secretary --- Marilyn Siderewicz
Attorney --- Rod Bray

Attorney Rod Bray performed the swearing-in ceremony for Mike Kirsh who will replace Jim McDaniel as a member of the Martinsville Plan Commission.

Chairman David Barger informed the Commission that a buffer zone member needed to be appointed to the Board of Zoning Appeals.

MOTION: Tom Williams made a motion that Mike Kirsh be appointed as a buffer zone member to the Board of Zoning Appeals. The motion was seconded by David Trout and passed unanimously.

P-04-01-01. Don and Linda Parker, 2385 Blue Bluff Road, Martinsville, IN.
Requested a consultation and consideration from the Development Standards for a proposed 17-lot subdivision located at 2385 Blue Bluff Road, Martinsville, IN.

Attorney Dale Coffey made the presentation to the Commission. John Larrison, Surveyor, was also present for questions and comments. The property is located about two miles north of Martinsville. The Parkers have owned 45 acres across from Maple Turn Road for ten years. They are planning an 18-lot subdivision on 38 of those acres. The building lots will be large, approximately one-acre minimum, and driveways will range in length from 80 to 200 feet. Mr. Parker said the land had been used for farming and cattle during the last 60 years. A proposed drawing of the subdivision was distributed. Mr. Coffey said they would require waivers from the Plan Commission. These waivers would include a road width of 20 feet wide, waiver on curbs and gutters, a waiver on sidewalks, a 38 ft. radius on the cul-de-sac, and a 50-ft. wide utility easement. The subdivision would be on a septic system and would have off-site wells with well managers. The construction of the paved road would be according to city requirements and emergency vehicles would be able to pass each other with no problems. The school bus pick-up is on Blue Bluff Road. Mr. Coffey further stated that the Parkers did not want to spend a lot of money on the proposal unless the Plan Commission could give some sort of approval.

The question was raised concerning the fact there is a cemetery in the area. However, it was confirmed that building could occur by a cemetery as long as the state officials are notified. Mr. Parker said he would improve the dusty stone drive to the cemetery.

City Engineer Ross Holloway reminded the Commission that the property should be used in the highest and best use of the property. He further stated that the city's development standards were geared to high-density housing additions near to or in town. He said that the Commission must allow for variances in outer, rugged terrain if the area was to have future growth. The subdivision would have to comply with all storm water drainage and runoff requirements.

REMONSTRATORS: None.

MOTION:

David Trout made a motion to accept the waivers for an 18-lot subdivision at 2385 Blue Bluff Road, as requested by Don and Linda Parker. The waivers include the following: road width of 20 ft. wide, no curbs or gutters, no sidewalks, a 38 ft. radius on the cul-de-sac, and a 50-ft. wide utility easement. The motion was seconded by Terry Collier and passed with 8 votes in favor and 1 vote in abstention by Ross Holloway.

Engineer Holloway stated that the Parkers must have a technical review before being on the agenda for preliminary and final plat approval.

P-05-01-02. The Center for Behavioral Health, 1175 Southview Drive, Martinsville, IN. Requested a minor plat of approximately 25.333 acres, creating two lots, located on West Southview Drive, Martinsville, IN.

Kevin Potter made the presentation to the Commission. Mr. Potter stated the request was for a minor plat creating two lots located on West Southview Drive for the Center for Behavioral Health. Drawings of the area were distributed to the Commission.

Engineer Ross Holloway said there were a couple of minor changes to be made and that approval should be contingent on meeting these requests. He also felt this should be annexed to the City of Martinsville.

Attorney Bray said the approval would have to be conditional on receiving proper notices.

REMONSTRATORS: None.

MOTION:

Terry Collier moved that minor plat approval of approximately 25.333 acres, creating two lots, located on West Southview Drive, as requested by The Center for Behavioral Health be approved. The motion was seconded by Joanne Stuttgen and passed unanimously.

P-05-01-03. The Center for Behavioral Health, 1175 Southview Drive, Martinsville, IN. Requested to change the zoning from AG (Agriculture) to B-3 (General Business) on Lot #1 of the Center for Behavioral Health Minor Plat, located at 1175 Southview Drive, Martinsville, IN.

Mr. Kevin Potter requested that there be a zoning change from AG (Agriculture) to B-3 (General Business) at West Southview Drive.

REMONSTRATORS: None.

MOTION:

Richard Walters moved to recommend a zoning change from AG (Agriculture) to B-3 (General Business) at West Southview Drive as requested by the Center for Behavioral Health contingent on meeting minor changes noted by Ross Holloway and receiving proper notices to Mr. Rod Bray, Attorney. This area should also be annexed to the City of Martinsville. The motion was seconded by Joanne Stuttgen and passed unanimously.

P-05-01-04. Verizon Wireless by Murray Clark, One Indiana Square, Ste 2200, Indianapolis, IN 46204.

Ascertain what the impact of a Special Exception would have on the land use Master Plan for the construction of a cellular tower on Lot #2 at the Industrial Park.

Mr. Murray Clark, Attorney, Indianapolis, made the presentation to the Commission. Mr. Clark asked the Commission what would be the impact of a Special Exception on the land use Master Plan for the construction of a cellular tower on Lot #2 in the Industrial

Park. This would be at the corner of Industrial Drive and Baldwin Drive for a Verizon wireless. The original plan had been to erect a flag pole design but this has been found not to be possible because of the WCBK AM radio facility. The tower would be the same height, 350 ft. with a halo design. Mr. Brian Haselby from Verizon stated that the original pole would not meet the FCC requirements. The FCC requires the three-line detuner halo if a cell tower is within 1000 feet of a broadcasting station. Mr. Clark said the tower would not have guide wires and would not negatively impact the Industrial Park.

Discussion was held.

MOTION:

Joanne Stuttgen motioned that the Special Exception for erection of a cellular tower on Lot #2 in the Industrial Park as requested by Verizon Wireless would not have a negative impact on the land use of the Master Plan for the Industrial Park. The motion was seconded by Tom Williams and passed with 7 votes in favor and 2 negative votes by David Barger and Terry Collier.

P-05-01-05. Steak & Shake, Grand Valley.

Jamie Shinneman of Weihe Engineering, Indianapolis, presented a site plan for a new Steak 'n Shake Restaurant in Grand Valley next to Hollywood Video, Lot #5, on Birk Road. The building will be 4,180 sq. ft. with seating for 99 customers and 56 parking spaces. This includes parking spots for employees. The restaurant will have two entrances. The design is standard and has been used at two other sites. There is to be a pole sign on State Road 37, which will be 40 ft. tall.

Engineer Holloway said the company will pay \$21,000 in sanitary sewer fees and must incorporate the new development standards for landscaping. Mr. Holloway said all requirements had been met.

Mr. Shinneman said that his client would not object to including a connecting sidewalk section.

REMONSTRATORS: None.

MOTION:

David Trout moved to recommend plat approval for Steak 'n Shake Restaurant in Grand Valley, Lot #5, which would include a connecting sidewalk section. The motion was seconded by Joanne Stuttgen and passed unanimously.

OTHER BUSINESS:

Ross Holloway discussed the situation involved with the businesses located in the PUD area having to return to the Plan Commission in order to make sign changes.

It was decided that it would be best if the Commission gave Ross Holloway, City Engineer, and Roger Laymon, City Superintendent, authority to review signage for developments. The two of them could make sure developers met ordinance requirements for signs without having to come back to the Plan Commission for approval.

MOTION: A motion was made by Terry Collier and seconded by David Trout giving Ross Holloway, City Engineer, and Roger Laymon, City Superintendent, authority to review signage for developments in the PUD area. The motion passed unanimously.

Discussion was held concerning the Downtown Committee. This committee would make changes regarding parking, zoning, and existing uses. Terry Collier said he felt the committee should start from the beginning. David Trout will talk to Tina Chaffee and Jim McDaniel and report back at the next month's meeting.

ADJOURNMENT: There being no further business, the meeting adjourned.

NEXT MEETING: The next scheduled meeting will be at 7:00 PM, Tuesday, February 22, 2005.

David Barger, Chairman

Marilyn Siderewicz, Secretary

Douglas Arthur (ABSENT)

Grady Howard (ABSENT)

Rod Bray, Attorney

Richard Walters

Ross Holloway

Joanne Stuttgen

David Trout, Vice-Chairman

Tom Williams

Mike Kirsh

Terry Collier